

No. 4360-VDP-69/6822. -In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexure A & B to the Development Plan) around Kamla Nehru Shiksha Kendra at Sonapat, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

(1) Drawing No. DTP(S)4/68. (See Page No. 77 for Map).

(2) Drawing No. DTP(S)5/68. (See Page No. 79 for Map).

ANNEXURE A

ANNEXURE B

ANNEXURE "A"

Explanatory note on the Development Plan of Controlled Area—Phase III, Around Kamla-Nehru Shiksha Kendra.

Introduction :

Kamla Nehru Shiksha Kendra is situated on the Delhi-Amritsar G. T. Road (National Highway No. 1) at a distance of 20 miles from Delhi and 11 miles from Sonapat. The institution stands on 61 acres of land and consists of Institution building, stadium, Rest House, Staff quarters and hostel accommodation for the trainees. The basic functions of the establishment of the institution was the training of Panchayati Raj officials under the Community Development Programme. Apart from the above the stadium is generally a venue of sports at the district level.

The main objectives of the controlled area is to keep the surrounds of the institute clean and to check the haphazard development around the institution which has recently been taking place. The area was declared as a controlled area, vide Haryana Government Gazette Notification No. 1773-VII-DP-68/1439, dated 20th March, 1968 published in the Haryana Government Gazette, dated 28th March, 1968.

(2) Existing Land Use :—

The area is predominantly rural dotted with a few villages here and there. Recently the area has been subjected to some industrial pressure and some of the industries have been set up mostly along the G.T. Road. Apart from the above some factories like Hindustan Dewidet, Straw Board etc. have also come up on the Jatheri road. Diversion drain No. 8 for land drainage passes through a corner of the controlled area. Two irrigation distributories (i) Rajpura distributory and the other Harsana minor which irrigate the area in the north and south also pass through the controlled area. The area towards village Jakholi is affected by saltpetre, whereas the area towards village Jatheri is comparatively low lying. Parts of the area are subject to seasonal inundation from the land drains in which water heads up when Jamuna is in floods.

Proposals:

3. The area under the Kamla Nehru Shiksha Kendra which accommodate the institution building, stadium, the rest house, staff quarters and hostels for the trainees has been reserved as a special zone. This will provide for any extension or development of the area for the use of Shiksha Kendra, if undertaken as a project approved or sponsored by the Government.

Regarding the remaining and surrounding area, since it is predominantly rural, it has been designated as "Rural Zone" in the development plan. This rural zone does not imply reservation of land for agricultural use only but would include extension to existing villages contiguous to the Abad Deh, if undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for its maintenance and improvement as a rural zone including construction of farm houses.

However, along G. T. Road a building line of 300' depth on either side has been superimposed on the rural zone. Within this belt of land, no buildings even of the type mentioned above will be allowed except uses subservient to transport and communication, e.g., Petrol Pumps, Bus shelters etc. The need of such a building line along with the National Highway is obviously necessary in the interest of uninterrupted traffic flow and unobstructed development.